

**TDEC Small MS4 Annual Report  
July 1, 2015 – June 30, 2016  
Report due September 30, 2016**

**Permittee Tracking No. – TNS075451**

**Permittee Name: CITY OF MT. JULIET**

Records are retained at our Administrative office for inspection

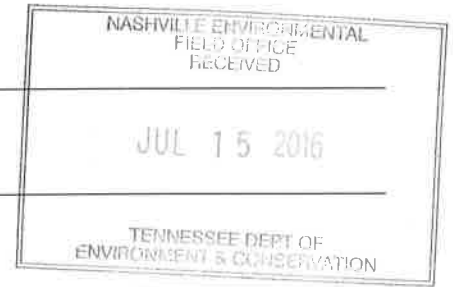
Report was compiled and submitted by:  
Mt. Juliet Storm Water Department



Tennessee Department of Environment and Conservation  
Division of Water Resources  
6<sup>th</sup> Floor Annex, L&C Tower, 401 Church Street, Nashville, Tennessee 37243  
1-888-891-8332 (TDEC)  
**Municipal Separate Storm Sewer System (MS4) Annual Report**

**1. MS4 INFORMATION**

<b>City of Mt. Juliet</b>	<b>TNS5075451</b>	
Name of MS4	MS4 Permit Number	
<b>Adam Meadors</b>	<b>ameadors@mtjuliet-tn.gov</b>	
Name of Contact Person	Email Address	
<b>615-773-7957 ext. 269</b>		
Telephone (including area code)		
<b>71 E. Hill Street</b>		
Mailing Address		
<b>Mt. Juliet</b>	<b>TN</b>	<b>37122</b>
City	State	ZIP code



What is the current population of your MS4? **Over 28,000 conducted in the 2015 Special Census**

What is the reporting period for this annual report? **From July 1, 2015 to June 30, 2016**

**2. WATER QUALITY PRIORITIES (SECTION 3.1)**

- A. Does your MS4 discharge into waters listed as impaired on TN's most current 303(d) list and/or according to the on-line GIS mapping tool? If yes, please attach a list all impaired waters within your jurisdictional area. Silver Springs Branch, Scotts Creek, North Creek (Snarl Creek), North Fork Suggs Creek ☒ Yes ☐ No
- B. Does your MS4's jurisdictional area contain any waterbodies where a TMDL has been approved for parameters other than pathogens, siltation and habitat alterations? If yes, please attach a list. ☐ Yes ☒ No
- C. What specific sources of these pollutants of concern are you targeting? Sediment & Illicit Discharge
- D. Do you have discharges to any Exceptional TN Waters (ETW's) or Outstanding National Resource Waters (ONRW's) If yes, please attach a list ☐ Yes ☒ No
- E. Are you implementing additional specific provisions to ensure the continued integrity of ETW's or ONRW'S located within your jurisdiction? ☐ Yes ☒ No

**3. PROTECTION OF STATE OR FEDERALLY LISTED SPECIES (SECTION 3.2.1 General Permit for Phase II MS4s)**

- A. Are there any state or federally listed species within the MS4's jurisdiction? ☒ Yes ☐ No
- B. Are any of the MS4 discharges or discharge-related activities likely to jeopardize any state or federally listed species? ☐ Yes ☒ No
- C. Please attach any authorizations or determinations by U.S. Fish & Wildlife Service on the effect of the MS4 discharges on state or federally listed species. Done

**4. PUBLIC EDUCATION AND PUBLIC PARTICIPATION (SECTION 4.2.1 AND 4.2.2)**

- A. Is your public education program targeting specific pollutants and sources of those pollutants? ☒ Yes ☐ No

## Municipal Separate Storm Sewer System (MS4) Annual Report

- B. Is your public education program targeting specific pollutants and sources of those pollutants, such as Hot Spots? ☒ Yes ☐ No
- C. If yes, what are the specific causes, sources and/or pollutants addressed by your public education program?  
**Grease and oils used in automotive and food industries, as well as checking permanent stormwater controls**
- D. Note specific successful outcome(s) (NOT tasks, events, publications) fully or partially attributable to your public education program during this reporting period. **Sanitary sewer pretreatment inspectors have been cross trained and continue to help locate illicit discharge and maintenance needs**
- E. Do you have an advisory committee or other body comprised of the public and other stakeholders that provides regular input on your stormwater program? ☐ Yes ☒ No
- F. How do you facilitate, advertise, and publicize public involvement and participation opportunities?  
**City website, government access TV, print media**
- G. Do you have a webpage dedicated to your stormwater program? ☒ Yes ☐ No  
If so, what is the link/URL: **<http://www.cityofmtjuliet.org/stormwater.cfm>**
- H. Are you tracking and maintaining records of public education, outreach, involvement and participation activities? Please attach a summary of these activities. **Done**

### 5. ILLICIT DISCHARGE DETECTION AND ELIMINATION (SECTION 4.2.3)

- A. Have you completed a map of all outfalls and receiving waters of your storm sewer system? ☒ Yes ☐ No
- B. Have you completed a map of all storm drain pipes of storm sewer system? ☐ Yes ☒ No
- C. How many outfalls have you identified in your system? **181**
- D. Have any of these outfalls been screened for dry weather discharges? ☒ Yes ☐ No
- E. What is your frequency for screening outfalls for illicit discharges? **Attempt annually**
- F. Do you have an ordinance that effectively prohibits illicit discharges? ☒ Yes ☐ No
- G. During this reporting period, how many illicit discharges/illegal connections have you discovered (or been reported to you)? **7**
- H. Of those illicit discharges/illegal connections that have been discovered or reported, how many have been eliminated? **6**

### 6. CONSTRUCTION SITE STORMWATER RUNOFF (SECTION 4.2.4)

- A. Do you have an ordinance or adopted policies stipulating:
- |  |   |                             |
|--|---|-----------------------------|
| Erosion and sediment control requirements?           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Other construction waste control requirements?       | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Requirement to submit construction plans for review? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| MS4 enforcement authority?                           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
- B. How many active construction sites disturbing at least one acre were there in your jurisdiction this reporting period? **22**
- C. How many of these active sites did you inspect this reporting period? **22**
- D. On average, how many times each, or with what frequency, were these sites inspected (e.g., weekly, monthly, etc.)? **Monthly, priority sites inspected bi-monthly**

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- E. Do you prioritize certain construction sites for more frequent inspections? ☒ Yes ☐ No

If Yes, based on what criteria? Priority sites are given frequency of inspections

### 7. PERMANENT STORMWATER CONTROLS (SECTION 4.2.5)

- A. Do you have an ordinance or other mechanism to require:

Site plan reviews of all new and re-development projects? ☒ Yes ☐ No

Maintenance of stormwater management controls? ☒ Yes ☐ No

Retrofitting of existing BMPs with green infrastructure BMPs? ☐ Yes ☒ No

- B. What is the threshold for new/redevelopment stormwater plan review? (e.g., all projects, projects disturbing greater than one acre, etc.) Any increase in impervious surface

- C. Have you implemented and enforced performance standards for permanent stormwater controls? ☒ Yes ☐ No

- D. Do these performance standards go beyond the requirements found in Section 4.2.5.2 and require that pre-development hydrology be met for:

Flow volumes ☒ Yes ☐ No

Peak discharge rates ☒ Yes ☐ No

Discharge frequency ☐ Yes ☒ No

Flow duration ☐ Yes ☒ No

- E. Please provide the URL/reference where all permanent stormwater management standards can be found.

[www.municode.com/library/tn/mt\\_juliet/codes/code\\_of\\_ordinance](http://www.municode.com/library/tn/mt_juliet/codes/code_of_ordinance)

- F. How many development and redevelopment project plans were reviewed for this reporting period? 22

- G. How many development and redevelopment project plans were approved? 22

- H. How many permanent stormwater management practices/facilities were inspected? 38

- I. How many were found to have inadequate maintenance? 4

- J. Of those, how many were notified and remedied within 30 days? (If window is different than 30 days, please specify) 3

- K. How many enforcement actions were taken that address inadequate maintenance? 4 – letters referencing long term maintenance agreement

- L. Do you use an electronic tool (e.g., GIS, database, spreadsheet) to track post-construction BMPs, inspections and maintenance? ☒ Yes ☐ No Spreadsheet

- M. Do all municipal departments and/or staff (as relevant) have access to this tracking system? ☒ Yes ☐ No

- N. Has the MS4 developed a program to allow for incentive standards for redeveloped sites? ☐ Yes ☒ No

- O. How many maintenance agreements has the MS4 approved during the reporting period? 27

### 8. CODES AND ORDINANCES REVIEW AND UPDATE (SECTION 4.2.5.3)

- A. Is a completed copy of the EPA Water Quality Scorecard submitted with this report? ☐ Yes ☒ No

## Municipal Separate Storm Sewer System (MS4) Annual Report

- B. Include status of implementation of code, ordinance and/or policy revisions associated with permanent stormwater management.

### 9. STORMWATER MANAGEMENT FOR MUNICIPAL OPERATIONS (SECTION 4.2.6)

- A. Have stormwater pollution prevention plans (or an equivalent plan) been developed for:

All parks, ball fields and other recreational facilities	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
All municipal turf grass/landscape management activities	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
All municipal vehicle fueling, operation and maintenance activities	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
All municipal maintenance yards	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
All municipal waste handling and disposal areas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Are stormwater inspections conducted at these facilities? ☒ Yes ☐ No

1. If Yes, at what frequency are inspections conducted? Yearly

- C. Have standard operating procedures or BMPs been developed for all MS4 field activities? (e.g., road repairs, catch basin cleaning, landscape management, etc.) ☐ Yes ☒ No

- D. Do you have a prioritization system for storm sewer system and permanent BMP inspections? ☒ Yes ☐ No

- E. On average, how frequently are catch basins and other inline treatment systems inspected? When complaints are generated by citizens or observed problems by Public Works

- F. On average, how frequently are catch basins and other inline treatment systems cleaned out/maintained? Less than once yearly

- G. Do municipal employees in all relevant positions and departments receive comprehensive training on stormwater management? ☒ Yes ☐ No

- H. If yes, do you also provide regular updates and refreshers?

If so, how frequently and/or under what circumstances? Yearly – Yearly training by MTAS or equivalent

### 10. STORMWATER MANAGEMENT PROGRAM UPDATE (SECTION 4.4)

- A. Describe any changes to the MS4 program during the reporting period including but not limited to:

Changes adding (but not subtracting or replacing) components, controls or other requirements (Section 4.4.2.a). No change

Changes to replace an ineffective or unfeasible BMP (Section 4.4.2.b). No change

Information (e.g. additional acreage, outfalls, BMPs) on program area expansion based on annexation or newly urbanized areas.

Changes to the program as required by the division (Section 4.4.3). None

### 11. EVALUATING/MEASURING PROGRESS

- A. What indicators do you use to evaluate the overall effectiveness of your Stormwater Management Program, how long have you been tracking them, and at what frequency? Note that these are not measurable goals for individual BMPs or tasks, but large-scale or long-term metrics for the overall program, such as in-stream macroinvertebrate community indices, measures of effective impervious cover in the watershed, indicators of in-stream hydrologic stability, etc.

## Municipal Separate Storm Sewer System (MS4) Annual Report

Indicator	Began Tracking (year)	Frequency	Number of Locations
Macroinvertebrate	2013	Once per permit cycle	2

- B. Provide a summary of data (e.g., water quality information, performance data, modeling) collected in order to evaluate the performance of permanent stormwater controls installed throughout the system. This evaluation may include a comparison of current and past permanent stormwater control practices. **Provided with 2013/2014 annual report. Included with report GEOS services report that no new areas or existing areas have TMDL's or other requirements than the 2013 Macroinvertebrate sampling.**

### 12. ENFORCEMENT (SECTION 4.5)

- A. Identify which of the following types of enforcement actions you used during the reporting period, indicate the number of actions, the minimum measure (e.g., construction, illicit discharge, permanent stormwater control) or note those for which you do not have authority:

Action	Construction	Permanent Stormwater Controls	Illicit Discharge	Authority?	
Notice of violation	# <u>2</u>	# <u>0</u>	# <u>7</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Administrative fines	# <u>0</u>	# <u>0</u>	# <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Stop Work Orders	# <u>1</u>	# <u>0</u>	# <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Civil penalties	# <u>1</u>	# <u>0</u>	# <u>4</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Criminal actions	# <u>0</u>	# <u>0</u>	# <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Administrative orders	# <u>0</u>	# <u>0</u>	# <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other _____	# <u>0</u>	# <u>0</u>	# <u>0</u>		

- B. Do you use an electronic tool (e.g., GIS, data base, spreadsheet) to track the locations, inspection results, and enforcement actions in your jurisdiction? ☒ Yes ☐ No

- C. What are the 3 most common types of violations documented during this reporting period? **Illicit discharge, inadequate erosion controls, buffer disturbance**

### 13. PROGRAM RESOURCES (OPTIONAL)

- A. What was your annual expenditure to implement the requirements of your MS4 NPDES permit and SWMP this past reporting period? **\$293,056.00**
- B. What is next year's budget for implementing the requirements of your MS4 NPDES permit and SWMP? **\$226,346.00**
- C. Do you have an independent financing mechanism for your stormwater program? ☐ Yes ☒ No
- D. If so, what is it/are they (e.g., stormwater fees), and what is the annual revenue derived from this mechanism?
- Source: \_\_\_\_\_ Amount \$
- Source: \_\_\_\_\_ Amount \$
- E. How many full time employees does your municipality devote to the stormwater program (specifically for implementing the stormwater program vs. municipal employees with other primary responsibilities that dovetail with stormwater issues)? **2**

## Municipal Separate Storm Sewer System (MS4) Annual Report

F. Do you share program implementation responsibilities with any other entities? ☒ Yes ☐ No

Entity	Activity/Task/Responsibility	Your Oversight/Accountability Mechanism
Public Works	Plans Reviewer	Technical review sessions

G. Please attach a copy of your Organizational Chart See attached

### 14. CERTIFICATION

**This report must be signed by a ranking elected official or by a duly authorized representative of that person. See signatory requirements in sub-part 6.7.2 of the permit.**

*"I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury."*

Adam Meadors - Stormwater  
Printed Name and Title

  
Signature

7-14-16  
Date

**Annual reports must be submitted in accordance with the requirements of Section 5.4. (Reporting) of the permit. Annual reports must be submitted to the appropriate Environmental Field Office (EFO) by September 30 of each calendar year, as shown in the table below:**

EFO	Street Address	City	Zip Code	Telephone
Chattanooga	540 McCallie Avenue STE 550	Chattanooga	37402	(423) 634-5745
Columbia	1421 Hampshire Pike	Columbia	38401	(931) 380-3371
Cookeville	1221 South Willow Ave.	Cookeville	38506	(931) 432-4015
Jackson	1625 Hollywood Drive	Jackson	38305	(731) 512-1300
Johnson City	2305 Silverdale Road	Johnson City	37601	(423) 854-5400
Knoxville	3711 Middlebrook Pike	Knoxville	37921	(865) 594-6035
Memphis	8383 Wolf Lake Drive	Bartlett	38133	(901) 371-3000
Nashville	711 R S Gass Boulevard	Nashville	37216	(615) 687-7000

## 8. Codes and Ordinances Review and Updates

B. Include status of implementation of code, ordinance, and/or policy revisions associated with permanent stormwater management.

Mt. Juliet has elected to use other regulatory mechanism via technical review and plans approval process to regulate permanent stormwater management. Currently we anticipate to update stormwater ordinances once the new permit is issued. We did have some confusion with public chapter 1007 but now have a better understanding after correspondence with State Stormwater Coordinator.



**GIS CONSULTING SERVICES/BMP PLAN  
FOR  
MT. JULIET, WILSON COUNTY, TENNESSEE**

Prepared For:  
City of Mt. Juliet  
2425 North Mt. Juliet Road  
Mt. Juliet, Tennessee, 37122

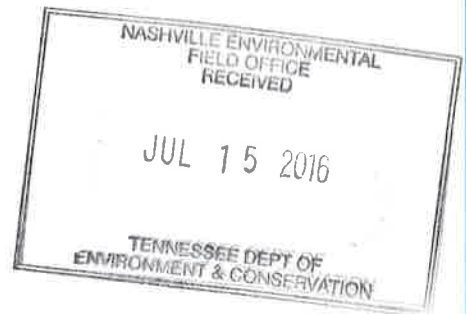
Prepared by:



GEOServices, LLC  
163 Business Park Drive Suite 15  
Lebanon, Tennessee 37087

May 4, 2016

GEOServices Project No. 34-161068



## 1.0 SCOPE OF SERVICES

GEOServices, LLC (GEOServices) has performed consulting services including comparisons of City of Mt. Juliet MS4 permit with Tennessee Department of Environment and Conservation (TDEC) requirement. Reviewed TMDL listings within the City of Mt. Juliet's Municipality jurisdiction, as well as providing a Best Management Plan (BMP) for any TMDL listed streams within the municipality jurisdiction.

## 2.0 MS4/TDEC COMPARISON

GEOServices compared TDEC requirements for MS4's with The City of Mt. Juliet's MS4 permit. After careful investigations the TDEC requirements for MS4s coincides with Mt. Juliet's MS4 permit. Differences between the general MS4 permit and Mt. Juliet's MS4 permit were not observed.

## 3.0 TOTAL MAXIMUM DAILY LOAD (TMDL)

GEOS reviewed the 2014 TDEC 303D List for impaired streams in both the Old Hickory Watershed and Stones River Watershed for any stream body listed in the Mt. Juliet Municipality jurisdiction. During the review process, three streams were observed.

**Figure 1** shows aerial views with highlighted streams in **Appendix A**. The Mt. Juliet municipality limits are based on information provided by TDEC, the new Mt. Juliet municipality limits have not been provided to GEOServices. It is our understanding that North Fork of Suggs Creek is now included in the Mt. Juliet municipality limits. **Table 1** summarizes the listed streams in the TDEC 303D List.

**Table 1: 303 D Listed Streams (Mt. Juliet, Tennessee)**

<b>Stream</b>	<b>Cause/TMDL Priority</b>	<b>Pollutant Source</b>	<b>Miles Impaired (Approximate)</b>	<b>Comments</b>
Silver Springs Branch	Loss of biological integrity due to siltation. Alteration of stream-side or littoral vegetation	Discharges from MS4 Area	1.75	Stream is category 5. (One or more uses impaired)
North Creek	Loss of biological integrity due to siltation.	Land Development	0.74	Category 5. TMDLs needed.
North Fork Suggs Creek	Alteration in stream-side or littoral vegetative cover. Nutrients Loss of biological integrity due to siltation	Pasture Grazing Discharges from MS4 area.	0.64	Category 5. TMDLs needed.

Review of the 303D List revealed the three streams listed above. No Total Maximum Daily Loads (TMDL) were found during the review for any of the streams in the City of Mt. Juliet's municipality.

### **Best Management Practices (BMPs)**

All listed streams have yet to have been assigned a TMDL for their listing. Silver Springs Branch, North Creek and North Fork of Suggs Creek were all listed for siltation with biological integrity loss and alteration of stream-side or littoral vegetation. North Fork of Suggs Creek was also listed for nutrients most likely due to livestock and farming in the area. The use of fertilizer and livestock being allowed in-stream can be the cause of added nutrients in stream which can lead to above normal algae growth.

While no TMDL's have been assigned for the streams listed above the following BMPs could be used to curtail the listing causes until the TMDLs are assigned:

- Loss of biological integrity due to siltation

Increasing the buffer zone requirements for development around any stream listed for loss of biological integrity due to siltation could increase the amount of vegetation to filter silt/sediment from storm water runoff and should have a positive effect on biological integrity in the future.

Increasing requirements for erosion and sediment control measures to withstand 5 year-24 hour storm events could also help prevent siltation on developments near these listed streams.

- Alteration in stream-side or littoral vegetative cover

Increasing the buffer zone requirements for development around any stream listed for alteration in stream-side or littoral vegetative cover could increase the amount of vegetation to filter silt/sediment from storm water runoff.

In areas with inadequate buffer zones, native plants and trees could be planted to extend the buffer zone for silt/sediment filtering. This can also aid in stream health by adding shade/cover to areas of the stream, which in turn has a positive effect on stream temperature and also adds habitat for wildlife.

Speaking with landowners concerning livestock access to streams could be helpful. Fencing off livestock at the streambank prevents streambank erosion and loss of littoral vegetation. Convincing livestock owners to have designated stream access points for livestock can minimize stream bank erosion and vegetative cover loss.

- Nutrients

Increasing the buffer zone requirements for development around any stream listed for alteration in stream-side or littoral vegetative cover could increase the amount of vegetation to filter silt/sediment from storm water runoff.

In areas with inadequate buffer zones, native plants and trees could be planted to extend the buffer zone for silt/sediment filtering. This can also aid in stream health by adding shade/cover to areas of the stream, which in turn has a positive effect on stream temperature and also adds habitat for wildlife.

Speaking with landowners concerning livestock access to streams could be helpful. Fencing off livestock at the streambank prevents streambank erosion and loss of littoral vegetation. Convincing livestock owners to have designated stream access points for livestock can minimize stream bank erosion and vegetative cover loss.

Public outreach concerning the effects of excess fertilizer use can be a method used to raise public awareness on the side effects of excess fertilizer use on stream ecology.

Based on the information reviewed, this report should provide the City of Mt. Juliet with information regarding the City of Mt. Juliet's Storm Water Department and MS4 permit requirements concerning Total Maximum Daily Loads and 303D Listed streams within the city's jurisdiction.

GEOServices appreciates the opportunity to provide these findings for the City of Mt. Juliet.

Please direct questions or comments regarding this report to the undersigned at (615-547-9314).

Sincerely,  
**GEOServices, LLC**



C. Brandon Garrett, CPESC, TN-QHP  
Environmental Professional



Malcolm Randolph  
Environmental Professional

## **APPENDIX A**

### **Figures**



Aerial Source Provided by: Google Earth Pro. (09/13/2015)

City Limits  
Utility Right-of-Way  
Waterline  
Sanitary Sewer Line  
Storm Sewer Line



Site Vicinity Plan  
303 D Listings for Mt. Juliet  
City of Mt. Juliet  
Mt. Juliet, Tennessee



DATE:  
05/02/2016  
GEO Project No.  
34-10000  
FIGURE  
1



# 2015 PIE Plan



Date: Mondays 8:00am, Wednesdays 6:00pm, Fridays 5:00pm

Location: Local government channel 3 access

Number of people: unquantifiable to count, is accessible to every home with Comcast cable

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc. X

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

Material or message distributed: multiple PSA's from EPA, TDEC, Water Works and others about good housekeeping, dumping, water pollution and prevention. Run time is 44:36 minutes weekly

\*\*\*\*\*

Material or Message distributes: Maintain Your BMP's Board

Date: Continuous

Location: Bulletin Board beside Public Works Conference Room

Number of people: All contractors, engineers, and developers that attend a pre construction conference

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts. X

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts. X

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed:

Only rain down the drain

What is an illicit discharge?

What you can do to prevent stormwater runoff pollution

Date: continuous 2015

Location: City of Mt. Juliet Stormwater web site

Number of people:

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: Green & Clean LID signage

Date: 2015 (any site final inspected in 2015 with a green infrastructure practice)

Location: given to business at location of LID practice and asked to place outside by LID practice or to hang inside the business

Number of people: varies my year

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities. X

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: Fertilizing Consider

Date: January 14, 2015

Location: mail out to Herbicide, Pesticide, Applicators, and Retailers

Number of people: 19

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: Car Care for Cleaner Water

Date: January 14, 2015

Location: Mail out to automotive maintenance, repair, and retail facilities

Number of people: 39

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: EPA After the Storm, EPA Book Mark, Cruise Your Watershed, Cedar Glad.

Display Board was also displayed at booth that had messages dealing with IDDE, Herbicide use, Automotive Fluid use, as well as Land Disturbance activities. Booth also contained LID practices with a rain barrel, and paver stones.

Date: February 6<sup>th</sup> & 7<sup>th</sup>

Location: Wilson Bank and Trust Construction Expo at the Mill in Lebanon TN

Number of people: 123 registered at the booth

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts. X

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc. X

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: Karst Workshop

Date: Friday March 27, 2015

Location: James E. Ward Agricultural Center

Number of people: 90

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts. X

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: EPA Bookmarks, Cruise your watershed, After the Storm, Mt. Juliet's Stormwater Board

Date: 4/11/2015

Location: Environmental Fair after Think Green Think Clean

Number of people: 300

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. x

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. x

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. x

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: After the Storm, Traveling Your Watershed, EPA Bookmarks, Cedar Glade Studies

Date: 5-9-2015

Location: Wilson County Master Gardner Spring Festival @ Ward Agricultural Center

Number of people: 200

Group: General Public, Herbicide and Pesticide Applicators

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed: After the Storm, EPA Bookmarks, Pencils, water, Public Outreach Board

Date: 8-29-2015

Location: Metro Nashville Urban 5k

Number of people: 180 plus participants, 19 people at booth

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Municipal employees/contractor awareness of water quality impacts from daily operation.

\*\*\*\*\*

Material or message distributed:

Date:

Location:

Number of people:

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

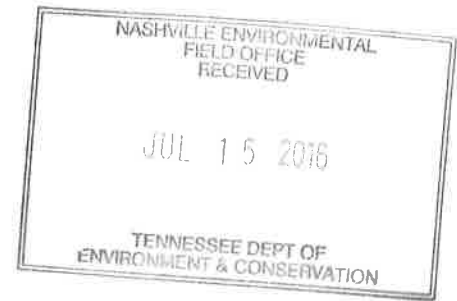
General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.



# 2016 PIE



Material or message distributed:

Date: 2/2/2016

Location: City Park / Rain Garden

Number of people: 9 girl scout plus adults

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X  
HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Comments: worked in rain garden for I Climbed Mt. Juliet Patch and discussed what rain gardens do.

Material or message distributed: Think Green Think Clean

Date: 4/9/16

Location: West Elementary, Gladeville Elementary, Stoners Creek, Cedar Creek.

Number of people: 150 students 60 Boy Scouts

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X  
HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed: MTAS Municipal Training, Stromwatch Video, pre and post test

Date: 4/27/2016

Location: Ward Agricultural Center

Number of people: 100

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X  
HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc. X

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed: After the Storm, Flat Rock Glades, Map Your Watershed, Homeowners Guide, Pencils

Date: 4/30/16

Location: Master Gardner's, Spring in Fiddlers Grove

Number of people: 38

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X  
HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids. X

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed: After the Storm, Flat Rock glades

Date: 5/7/16

Location: Charlie Daniels Park, Labor of Love Garden Party

Number of people: 29, no give away or sign in sheet at this event

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities. X  
HOA and other operators of permanent BMP awareness of the importance of maintenance activities.

Local Engineering and Development communities' awareness of the stormwater ordinances, regulations, and guidance materials related to long term water quality impacts.

General public and professional chemical applicators awareness on the proper storage, use, and disposal of oil and other automotive related fluids.

General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use. X

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed:

Date:

Location:

Number of people:

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

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General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

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Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed:

Date:

Location:

Number of people:

Group:

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General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.

Material or message distributed:

Date:

Location:

Number of people:

Group:

General Public awareness on the impacts on water quality from general housekeeping maintenance activities.

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General public and professional chemical applicator awareness on the proper storage, use and disposal of pesticides, herbicides, and fertilizer use.

General public and municipal employees on the awareness of identifying and reporting procedures for illicit connection/discharges, sanitary sewer seepage, spills, etc.

Local engineering, development, and construction community awareness of the stormwater ordinances, regulations and guidance materials related to construction phase water quality impacts.



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
1400 N. 19th Street  
Nashville, TN 37201

December 16, 2014



Mr. Adam Meadors  
City of Mt. Juliet  
71 East Hill Street  
Mt. Juliet, Tennessee 37122

Re: FWS #15-EC-0015

Dear Mr. Meadors:

Thank you for your letter received November 17, 2014, regarding compliance with the Endangered Species Act (ESA) in reporting requirements for the City of Mt. Juliet Municipal Separate Storm Sewer System (MS4) permit (TNS075451) program in Wilson County, Tennessee. U.S. Fish and Wildlife Service personnel have reviewed your request for technical assistance. We offer the following comments.

Review of our endangered species database indicates that no federally listed or proposed endangered or threatened species are known to occur within the jurisdictional boundaries of the City of Mt. Juliet stormwater management program. In view of this, we believe that adverse effects to federally listed species from activities carried out under that program are not anticipated; however, new distributional information or changes in the current status of species may necessitate additional coordination.

The Service has been actively working with the Tennessee Department of Environment and Conservation (TDEC) regarding minimum information and data needs for assessing the efficacy of the various components of a municipality's stormwater management program and the specific annual reporting requirements related to endangered species act compliance within MS4 permits. Relevant information and data utilized for those assessments could include, but are not limited, to the following:

- A synopsis of current regulations in place pertaining to stream buffer zones, pollution control plans for developments, fees and construction inspections, etc.

- A simple tabular matrix that outlines the number of inspections conducted, number of corrective actions taken, and number/type of corrective actions implemented for the reporting period
- An inventory of the number and location of discharges within your jurisdictional boundaries with relevant assessment/survey data, and
- Spatial data (e.g., location/acreage/other attributes) of development sites generated by the public works department utilized in your stormwater management program.

In order to fully evaluate the stormwater management program, please provide the information listed above. We expect that TDEC will issue final guidance to MS4 permittees in the near future. Thank you for the opportunity to comment. If you have any questions, please contact Steve Alexander of my staff at 931/528-6481, ext. 210, or via e-mail at [steven\\_alexander@fws.gov](mailto:steven_alexander@fws.gov).

Sincerely,



Mary E. Jennings  
Field Supervisor

XC: Robert Karesh, TDEC, Nashville  
Ann Morbitt, TDEC, Nashville

ED HAGERTY  
MAYOR

# CITY OF MT. JULIET

COMMISSIONERS

JAMES MANESS  
VICE-MAYOR

KENNY MARTIN  
CITY MANAGER



BRIAN ABSTON  
ART GILES  
RAY JUSTICE

July 31, 2015

City of Mt. Juliet  
Storm Water Division  
Attn: Adam Meadors  
Storm Water

RE: Annexation Ordinance

Attached is a link to an updated annexation map for the City of Mt. Juliet as of July 31, 2015. Enclosed is one (1) annexation ordinance from April 14, 2015 through July 27, 2015 that gives a detailed description of the map and parcel. Also included is the Plan of Service for this ordinance. There are no businesses located on this parcel.

If you have any questions or need additional information please do not hesitate to give me a call.

To view our Annexation Map please go to the Mt. Juliet GIS page of our website

<http://www.cityofmtjuliet.org/GIS.cfm> and click on 'Annexation Map'

If you desire a shape file to be emailed to you please contact our GIS Coordinator, Rob Ealy, at

[realy@cityofmtjuliet.org](mailto:realy@cityofmtjuliet.org)

Thank you,

*Sheila S. Luckett (ob)*

Sheila S. Luckett, MMC  
City Recorder/Deputy City Manager

**City of Mt. Juliet Annexations July 22, 2015**

ORD 2015-25	Map 096, Parcel 029.00	109.4 Acres	Cowden	N. of Central Pike
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There are no businesses found on this parcel.



ORDINANCE NO. 2015-25

AN ORDINANCE AMENDING ORDINANCE NO. 2012-44, (ZONING MAP), ADOPTED JULY 23, 2012, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION AND ANNEXING 109.4 ACRES OF LAND FROM WILSON COUNTY R-1 TO MT. JULIET PLANNED UNIT DEVELOPMENT (PUD), WITH THE UNDERLYING DISTRICT OF RS-15, AND ADOPTING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR The Cowden PUD, BEING MAP 096, PARCEL 029.00.

\* \* \* \* \*

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on June 8, 2015 and notice thereof published in the Lebanon Democrat on May 16, 2015; and

WHEREAS, the Regional Planning Commission considered this request during their meeting of April 16, 2015, and forwarded a recommendation for approval to the Board of Commissioners by a vote of 8-0-0; and

WHEREAS, The City of Mt. Juliet Board of Commissioners desires to annex and rezone the subject property from Wilson County R-1 to Mt. Juliet Planned Unit Development PUD with the Base Zoning of Single Family Residential (RS-15), and approve the Preliminary Master Development Plan for the Cowden PUD; and

WHEREAS, the subject annexation and rezoning request to Planned Unit Development (PUD) is determined to be consistent with the Findings required in the Zoning Ordinance; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON June 8, 2015, as follows:

**SECTION 1. - ANNEXATION.** The property described herein below and as shown and further described on Exhibit B attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules, and regulations of the City of Mt. Juliet.

Ordinance No2015-25 (cont'd.)

**SECTION 2.** - REZONING. Ordinance No. 2012-44 (Zoning Map), adopted July 23, 2012, be and is hereby amended and altered by rezoning those certain parcels of real property known as the Cowden PUD described below and shown on Exhibit B (attached) from Wilson County R-1 to Planned Unit Development (PUD), with the underlying zoning of Residential Single-Family (RS-15).

In the State of Tennessee, County of Wilson, and City of Mt. Juliet, and being more particularly described as follows:

Legal Description:

Land lying and being situated in the 25th Civil District in Wilson County, in the city of Mt. Juliet, Tennessee, being a part of Westchase Partners, LLC in Deed Book 1353, Page 29 and also Deed Book 1440, Page 151, of Wilson County Register of Deeds and being more particularly described as follows:

Beginning at an Iron Rod (old) at the southeastern corner of said Westchase Partners, LLC also being the southwestern corner of property MAP 096, Parcel 035.00 Gilbert Graves Etux, Book 1216, Page 1769, R.O.W.C., TN, also being the northern R.O.W. of Central Pike, thence along said R.O.W. of Central Pike, N82°52'31"W 1013.10 feet to the southwestern corner of said Westchase Partners, LLC property, also being the southeastern corner of property Map 096, Parcel 028.00 Robert C. Griffin, Etal, Book 455, Page 68, R.O.W.C., TN,

Thence along the eastern property line of said Robert C. Griffin property the following 12 calls:

N08°14'09"E 180.08 feet to a point,

N07°09'31"E 131.40 feet to a point,

N06°22'02"E 148.80 feet to a point,

N07°07'04"E 260.93 feet to a point,

N06°36'58"E 159.43 feet to a point,

N10°07'45"E 17.27 feet to a point,

N05°17'34"E 38.91 feet to a point,

N08°27'04"E 50.80 feet to a point,

N04°25'43"E 48.72 feet to a point,

N07°15'54"E 309.98 feet to a point,

N06°24'19"E 196.37 feet to a point,

Ordinance No2015-25 (cont'd.)

N07°02'34"E 164.20 feet to a northwestern corner of said Westchase Partners property, also being the northeastern corner of said Robert C. Griffin, also being on the property line of Lot 84 of Providence, Phase H1 - Section 4 Plat Book P26, Page 102, R.O.W.C., TN,

Thence along said Providence H1 boundary the following 3 calls:

S84°06'28"E 389.59 feet to a point,

N08°16'02"E 712.50 feet to a point,

N08°32'41"E 692.77 feet to the northwestern corner of said Westchase Partners property, also being on the property line of Lot 130 of Said Providence Phase H1 Section 1B property, also the southwestern corner of Lot 97 of Providence Phase H2 Section 1B, Plat Book P25, Page 507, R.O.W.C., TN, to an Iron Rod (old),

Thence along the southern property line of said Providence Phase H2 Section 1B the following 2 calls:

S83°11'15"E 1364.28 feet to the southeastern corner of Lot 106 of said Providence Phase H2 property,

N08°09'22"E 15.10 feet to a point on the eastern property line of Lot 106 of said Providence Phase H2 property, also the southwestern corner of property Map 096, Parcel 016.00, Austelle B. Smart, Trustee, Etal, Book 1161, Page 4, R.O.W.C., TN, Book 1161, Page 1, R.O.W.C., TN, Book 1155, Page 1902, R.O.W.C., TN, Book 1155, Page 1905, R.O.W.C., TN,

Thence along the southern property line of said Austelle B. Smart property the following 2 calls:

S83°03'38"E 281.83 feet to an Iron Rod (old),

S82°49'22"E 342.69 feet to an Iron Rod (old), also being the northeastern corner of said Westchase Partners property, also being the northwestern corner of property Map 096, Parcel 031.03, George Christopher Hanna, Etal, Book 816, Page 414, R.O.W.C., TN,

Thence along the eastern property line of said Westchase Partners property the following 19 calls:

S05°00'39"W 324.24 feet to an Iron Rod (old), also the southwestern corner of said George Christopher Hanna property, also the northwestern corner of property Map 096, Parcel 031.04, Suzanne S. Davidson, Trustee, Book 1243, Page 1735, R.O.W.C., TN,

S04°52'22"W 312.35 feet to an Iron Rod (old),

S44°14'33"W 41.02 feet to and Iron Rod (old), also being the southwestern corner of said Suzanne S. Davidson property, also being on the northern property line of property Map 096, Parcel 031.00, Billy C. Robinson, Etux, Book 421, Page 938, R.O.W.C., TN,

Ordinance No2015-25 (cont'd.)

N85°59'16"W 234.48 feet to a point,

S06°43'37"W 274.18 feet to the southwestern corner of said Billy C. Robinson property, also being the northwestern corner of property Map 096, Parcel 031.05, Clinton W. Smith, Etux, Book 419, Page 106, R.O.W.C., TN,

S06°59'11"W 423.45 feet to an Iron Rod (old), also being the northeastern corner of property Map 096, Parcel 030.00, SMJ Partnership, Book 1496, Page 661, R.O.W.C., TN,

S86°08'36"W 396.11 feet to a northwestern corner of said SMJ Partnership property,

S06°31'52"W 196.23 feet to a point,

S06°08'47"W 95.97 feet to a point,

S06°55'57"W 121.47 feet to an Iron Rod (old), also being a northwestern corner of said SMJ Partnership property,

N88°33'22"W 318.10 feet to a point,

N88°58'18"W 475.66 feet to an Iron Rod (old), also being a northeastern corner of said SMJ Partnership property, also a southern corner of said Westchase Partners property,

S06°27'46"W 189.77 feet to a point,

S07°01'56"W 217.88 feet to a point,

S06°00'41"W 264.99 feet to the southwestern corner of said SMJ Partnership property, also the northwestern corner of said Gilbert Graves's property,

S06°20'14"W 239.22 feet to a point,

S06°38'22"W 118.92 feet to a point,

S06°07'10"W 149.15 feet to a point,

S16°34'19"W 13.20 feet to the POINT OF BEGINNING,

The area of the above description is 4,766,031± square feet or 109.41± acres more or less.

Metes and bounds were per a boundary survey by Crawford and Cummings P.C.

**SECTION 3. EXHIBITS.** The Preliminary Master Development Plan for the Cowden PUD shall consist of the following Exhibits:

Exhibit A: Preliminary Master Development Plan for the Cowden PUD, consisting of one sheet (C1.00), prepared by Civil-Site Design Group and dated May 1, 2015.

Exhibit B: Map of the area to be rezoned and Legal Description for the Cowden PUD.

Except as modified herein and explicitly on the approved Preliminary Master Development Plan the Cowden PUD shall comply with the requirements of the Zoning Ordinance, be in substantial compliance with Exhibits A & B attached hereto, all other applicable rules, regulations and ordinances of the City of Mt. Juliet, and is further conditioned upon the following:

**Planning:**

1. Staff supports the proposed density of the PUD as it is consistent with the Land Use & Transportation Plan.
2. Modifications to Table 5-103a for the RS-15 district as shown in the Site Data Table are approved.
3. Single-family homes shall meet the minimum criteria found in Section 4-114 of the Subdivision Regulations. Asphalt shingle roofing shall be 30 year Architectural shingles for all single-family homes.
4. Label the exact width of the pedestrian/bicycle path along Road C.
5. Add section of sidewalk south of Aidan Lane to tie directly in to the pool area, so pedestrians can access the pool from the northern residences without walking all the way around via Road M sidewalk (add to Sheet C1.00, Accessibility Plan, etc.).
6. Variances requested on Sheet C1.00 are approved as listed and/or conditioned below.
  - a. Deviations from Table 5-103a of the Zoning Ordinance are approved.
7. A landscape plan is required with FMDP and will incorporate the use of sod where appropriate.
8. The need and appropriateness of additional trail linkages will be determined during the review of each phase of development or during the subdivision process to increase the mobility of pedestrians throughout the development.
9. All transitional buffers should be located in common areas owned by the HOA, and buffers shall be maintained by the HOA. Buffers cannot be part of private property or located in private backyards.
10. No front facing garages on collector roads.
11. Garage placement must be behind the home.
12. Homes must be a minimum of 2300 square feet.
13. Homes must be 4 sided brick and brick to grade.
14. Foundation must be a minimum of 18 inches raised.
15. Road A must be a collector road instead of proposed access road.

16. Road C must be alley load.
17. Collector Road C must line up with a 3-4 way stop at Rutland Road.
18. Staff and Commission reserves the right to review traffic studies and suggest improvements at Central Pike.
19. Sidewalk on Aidan Lane needs to be placed on the South side for connectivity.

**Public Works:**

Traffic Impact Study:

1. Include the intersection of Providence Trail and Providence Parkway in the study area and provide full analysis of site traffic impacts including a signal warrant. Conditional based on the connection to Aidan Lane.
2. Some additional background traffic growth on Providence Trail will be required as the result of the full-build out of Deerfield Apartments, Del Webb, Sterling Woods, and Del Webb since the traffic counts are from May 2015. Conditional based on the connection to Aidan Lane.
3. Include the right turn lane from Providence Trail onto Bradford Park in the traffic analysis. Conditional based on the connection to Aidan Lane.
4. Provide an all-way stop warrant analysis at the intersection of Providence Trail and Bradford Park. Alternatively, please analyze the intersection traffic should a signal be installed at the intersection of Providence Trail and Providence Parkway. Conditional based on the connection to Aidan Lane.
5. Due to the large amount of site traffic utilizing Bradford Park Road, traffic calming measures as part of the Cowden development will be required to mitigate speeds and excessive cut through traffic. Conditional based on the connection to Aidan Lane.
6. Provide flexibility of east-west collector roadway for the future four way intersection at Rutland Road and the southern Baird access at the time of the FMDDP submission.
7. Striping the Bradford Park Road access to Providence Trail to have separate left and right turn lanes. Conditional based on the connection to Aidan Lane.
8. Should the only access to the subdivision be at Central Pike, a second access will be required based on the number of lots. If required, the secondary access point shall be used as an emergency access only. TDOT will make the final determination for the access to Central Pike.
9. Based on additional traffic at the intersection of Central Pike and S. Mt. Juliet Road, a right turn lane from Central Pike Westbound to South Mt. Juliet Road will be required as part of the site development.
10. Turn lanes will be required at the Central Pike access point. Lengths will be determined based on an engineering review and subject to TDOT comments.

Ordinance No2015-25 (cont'd.)

11. Left turn lanes will be required at Road C at the intersection with Road A and the amenity center. Alternately, a roundabout shall be considered.
12. Median separated access at Central Pike will not qualify as two access points.

West Wilson Utility District Comments:

1. WWUD will serve this development.

**SECTION 4.** PLANNING COMMISSION RECOMMENDATION - This matter was considered by the Planning Commission and received a positive recommendation (8-0-0 vote) in a regular meeting held on April 16, 2015.

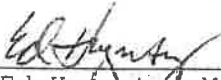
**SECTION 5.** - PUBLIC HEARING - The zoning changes were the subject of a public hearing held at 6:15 p.m. on June 8, 2015.

**BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.


PASSED: 6/8/2015

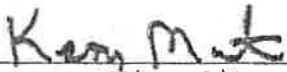
  
\_\_\_\_\_  
Ed Haggerty, Mayor

FIRST READING: 5/11/15

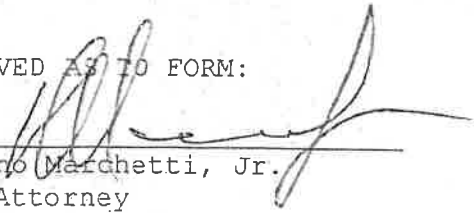
SECOND READING: 6/8/15

ATTEST:

  
\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder

  
\_\_\_\_\_  
Kenny Martin, City Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
L. Gino Marchetti, Jr.  
City Attorney

**RESOLUTION 32-2015**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY  
SHOWN AS MAP 96 PART OF PARCEL 2900, CONTAINING 109.4 ACRES IN  
WILSON COUNTY, TENNESSEE - Cowden:**

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHEREAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as Map 96 Part of Parcel 2900 as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE FOLLOWING PLAN OF SERVICES, FOR THE PROPERTY OF COWDEN SUBDIVISION, MAP 96 PART OF PARCEL 2900 IS ADOPTED.**

**A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

**B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

**C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

**D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.



**E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

**F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

**G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

**H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

**I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned RS15-PUD.

**J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

**K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

**L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

**NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

**This resolution shall take effect on the earliest date allowed by the law.**

PASSED: 6/8/15

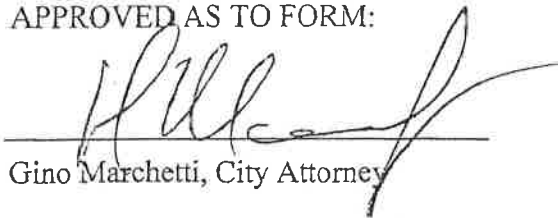
  
Ed Hagerty, Mayor

ATTEST:



Sheila S. Luckett, MMC  
City Recorder

APPROVED AS TO FORM:

  
Gino Marchetti, City Attorney

  
Kenny Martin, City Manager

ED HAGERTY  
MAYOR

JAMES MANESS  
VICE-MAYOR

KENNY MARTIN  
CITY MANAGER

# CITY OF MT. JULIET

COMMISSIONERS

BRIAN ABSTON  
ART GILES  
RAY JUSTICE



February 11, 2016

City of Mt. Juliet  
Storm Water Division  
Attn: Adam Meadors  
Storm Water



RE: Annexation Ordinances

Attached is a link to an updated annexation map for the City of Mt. Juliet as of February 11, 2016. Enclosed are two (2) annexation ordinances from August 24, 2015 through February 8, 2016 that gives detailed descriptions of the maps and parcels. Also included is the Plan of Service for these ordinances. There are no businesses located on these parcels.

If you have any questions or need additional information please do not hesitate to give me a call.

To view our Annexation Map please go to the Mt. Juliet GIS page of our website  
<http://www.cityofmtjuliet.org/GIS.cfm> and click on 'Annexation Map'

If you desire a shape file to be emailed to you please contact our GIS Coordinator, Rob Ealy, at  
[realy@cityofmtjuliet.org](mailto:realy@cityofmtjuliet.org)

Thank you,

*Sheila S. Luckett (sb)*

Sheila S. Luckett, MMC  
City Recorder/Deputy City Manager

ORDINANCE NO. 2015-33

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET, AND TO AMEND ORDINANCE NO. 2012-44 (ZONING MAP), ADOPTED JULY 23, 2012, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 55.7 ACRE PARCEL OF LAND OWNED BY WOODRUFF AND LOCATED TO THE WEST OF EASTGATE BLVD., FROM WILSON COUNTY R-1 TO MT. JULIET I-R PUD (PLANNED UNIT DEVELOPMENT), AND APPROVAL OF THE BECKWITH NORTH PRELIMINARY MASTER DEVELOPMENT PLAN SAID PROPERTY BEING FOUND ON MAP 077, PARCEL 16.00, AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

\* \* \* \* \*

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on 8/24/15, 2015 and notice thereof published in the 5/16/15 + 6/15/15 Lebanon Democrat on 5/16/15 + 6/15/15; and

WHEREAS, The City of Mt. Juliet Regional Planning Commission considered this request during their meeting of March 19, 2015, and forwarded a negative recommendation to the Board of Commissioners; and

WHEREAS, The City of Mt. Juliet Board of Commissioners desires to rezone the subject property from Wilson County R-1 to Mt. Juliet Planned Unit Development PUD with the Base Zoning of I-R (Industrial-Restrictive) and approve the Preliminary Master Development Plan for Beckwith West; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet; and

WHEREAS, the subject rezoning request to Planned Unit Development (PUD) is determined to be consistent with the Findings required in the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON 8/24, 2015, as follows:

**SECTION 1.** - REZONING. Ordinance No. 2012-44 (Zoning Map), adopted July 23, 2012, be and is hereby amended and altered by rezoning those certain parcels of real property in the Beckwith North PUD, described below and on Exhibit A (attached) from Wilson County R-1 to I-R PUD.

In the State of Tennessee, County of Wilson, and City of Mt. Juliet, and being more particularly described as follows:

Ordinance No. 2015-33 (cont'd.)

Legal Description:

Map 077, Parcel 16.00 as described in Exhibit B and below.

**SECTION 2. EXHIBITS.** The Preliminary Master Development Plan for the Beckwith North PUD shall consist of the following Exhibits:

Exhibit A: Beckwith North PMDP, consisting of approximately 2 sheets and dated March 5, 2015.

Exhibit B: Exhibit for the Beckwith North PUD.

Except as modified herein and explicitly on the approved Preliminary Master Development Plan the PUD shall comply with the Zoning Ordinance, be in substantial conformance with Exhibits A and B attached hereto, all other applicable rules, regulations and ordinances of the City of Mt. Juliet, and is further conditioned upon the following:

Planning:

1. All buildings and structures shall be of compatible architectural materials that exist to date in the adjacent Beckwith Farms development. Acceptable materials include tilt-up concrete and masonry. No metal materials, panels or coverings of any kind will be permitted on any exterior elevations/surfaces. The only exception to this is the dock doors, which may be composed of metal.
2. Install all applicable transitional landscape buffers as required by the Zoning Ordinance for straight I-R zoning along the entire perimeter of the PUD as applicable. These shall consist of the required Type "D" Transitional Buffer Yards.
3. No variances are being requested as part of this PUD approval.
4. A landscape plan is required with FMDP and will incorporate the use of sod where appropriate.
5. A photometric plan is required with FMDP.
6. A Land Use Map Amendment changing the site from the current classifications to Business Development Center-Impact Zone shall be approved by the Regional Planning Commission prior to second reading by the Board of Commissioners.
7. Correct spelling of 'height' on Sheet C2.00. Currently this word is spelled 'hieght'.
8. Sidewalks 5' in width will be required along all streets per the Zoning Ordinance.
9. Use of the site is restricted to warehousing goods, transport and storage as listed in the zoning ordinance.

General Comments:

1. Final alignment of proposed driveway/roadway to be discussed with staff.

West Wilson Utility District Comments:

1. WWUD will serve this development.
2. Existing 20" water line will have to be relocated.
3. Additional Public water lines will have to be installed.

Ordinance No. 2015-33 (cont'd.)

Requirements:

1. Locate the west end of the building no closer than 540 feet from the western property line.
2. Provide a berm along the western end of the building and parking to help screen these features. The berm will have a height of 25-feet (minimum) above the elevation of the adjacent proposed parking lot.
3. Plant a double row of evergreen trees atop of the new berm. The evergreen trees to be Leyland Cypress or similar and shall be a height of 15-feet above the ground at the time of planting. To the extent that the trees are less than 15-feet tall at the time of planting, the height of the berm will be increased for a total of forty (40) feet. The trees will be planted at the time of construction.
4. Provide lighting fixtures to encompass the entire structure/site that direct the lighting downward with full "cut-offs". These fixtures will incorporate "dark-sky" practices.
5. No vehicular access will be allowed or provided from Hunting Hills Drive.
6. A security fence will be installed around the southern, western and northern edges of the proposed parking/drives/ building. This fence will be located on the inside (i.e. the building side) of the proposed berm.
7. The required type D transitional Landscape buffer yard along the southern and western boundaries (where the project property abuts a residentially zoned property) will be planted within 6-months of the developer purchasing the property. This will allow the new landscaping to become established as much as possible before construction of the project commences. Note that this early planting does not include the installation of the evergreen trees atop of the proposed berm.
8. Prior to any blasting for the construction of the Beckwith North Project, the blasting company will have performed a pre-blast survey of up to eleven (11) properties along Hunting Hills Drive nearest to the project site. The blasting company will also provide their contact information to each of these ten property owners for future communication purposes.
9. The property will be maintained to City standards and if residents prefer something different this will be brought back to the Board of Commissioners for approval.
10. Trees will be maintained by property owner including replacement of dead trees including natural disasters.
11. There will be no driveway access from Hunting Hills Drive.
12. The buffer along the perimeter will be planted six (6) months from closing. Closing will be before 12/31/15.

**SECTION 3.** - PUBLIC HEARING - The zoning changes were the subject of a public hearing held on 10/8/15 + 8/24/15 at 6:15 p.m.

**BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent

Ordinance No. 2015-33 (cont'd.)

jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.


This ordinance shall take effect on the earliest date allowed by law.

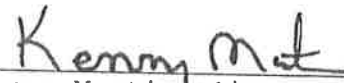
PASSED:

  
Ed Hagerty, Mayor

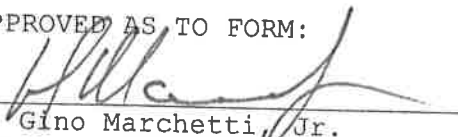
FIRST READING: 5/11/15  
SECOND READING: 8/24/15

ATTEST:

  
Sheila S. Lockett, MMC  
City Recorder

  
Kenny Martin City Manager

APPROVED AS TO FORM:

  
L. Gino Marchetti, Jr.  
City Attorney



## **RESOLUTION 47-2015**

### **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY SHOWN AS MAP 77 PARCEL 1600, CONTAINING 55.76 ACRES IN WILSON COUNTY, TENNESSEE – BECKWITH NORTH/WOODRUFF:**

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as “City”) contemplates annexation of the property known as Map 77 Parcel 16.00 as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE BAKER WOODROOF PROPERTY, MAP 77 PARCEL 1600 IS ADOPTED.**

#### **A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

#### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

#### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

#### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

**E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

**F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

**G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

**H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

**I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned IR-PUD.

**J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

**K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

**L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

**NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.


**This resolution shall take effect on the earliest date allowed by the law.**

PASSED:

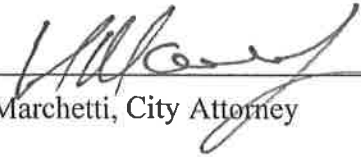
8/24/2015

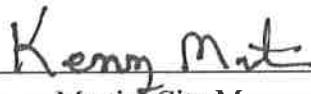
  
Ed Hagerty, Mayor

ATTEST:

  
Sheila S. Luckett, MMC  
City Recorder

APPROVED AS TO FORM:

  
Gino Marchetti, City Attorney

  
Kenny Martin, City Manager

ORDINANCE NO. 2016-4

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET, AND TO AMEND ORDINANCE NO. 2012-44 (ZONING MAP), ADOPTED JULY 23, 2012, AS AMENDED, CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 19 ACRES OF THE ROBINSON PROPERTY, FROM WILSON COUNTY R-1 TO MT. JULIET RS-40 (RESIDENTIAL SINGLE FAMILY), SAID PROPERTY BEING FOUND ON WILSON COUNTY TAX MAP 076, PARCEL 01400, AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

\* \* \* \* \*

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on January 11, 2016 and notice thereof published in the Lebanon Democrat on December 24, 2015; and

**WHEREAS**, it appears that the prosperity of this city and of the property herein described will be materially retarded and the safety and welfare of the inhabitants and property thereof endangered if such property is not annexed; and

**WHEREAS**, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

**WHEREAS**, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON January 11, 2016, as follows:

**SECTION 1. ANNEXATION.** The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules, and regulations of the City of Mt. Juliet.

**SECTION 2. REZONING.** Ordinance No. 2012-44 (Zoning Map), adopted July 23, 2012, be and is hereby amended and altered by rezoning those certain parcels of real property annexed herein, from Wilson County R-1 to City of Mt. Juliet RS-40 (Residential Single-Family).

In the State of Tennessee, County of Wilson, and City of Mt. Juliet, and being more particularly described in Exhibit A and as follows:

Ordinance No. 2016-4 (contd.)

Legal Description:

Wilson County Tax Map 076, Parcel 01400

**SECTION 3.** The area proposed for annexation includes one (1) dwelling, that will be demolished.

**SECTION 4.** PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation in a regular meeting held on November 19, 2015.

**SECTION 5.** PUBLIC HEARING. The zoning changes were the subject of a public hearing held on 1/11/2016 at 6:15 p.m.

**BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.


PASSED: 1/11/2016

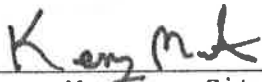
  
Ed Hagerty, Mayor

FIRST READING: 12/14/2015

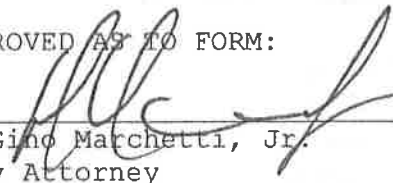
SECOND READING: 1/11/2016

ATTEST:

  
Sheila S. Luckett, MMC  
City Recorder

  
Kenny Martin, City Manager

APPROVED AS TO FORM:

  
L. Gino Marchetti, Jr.  
City Attorney

**RESOLUTION 1-2016**

ATTEST:



Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:



Gino Marchetti, City Attorney

  
Kenny Martin, City Manager

**City of Mt. Juliet Annexations Feb. 11, 2016**

ORD 2015-33	Map 077, Parcel 16.00	55.7 Acres	Beckwith North	W. of Eastgate
ORD 2016-4	Map 076, Parcel 01400	19 Acres	Chandler Reserve	W. of Chandler Rd.

There are no businesses found on this parcel.